

NEW RETAIL/RESTAURANT UNITS

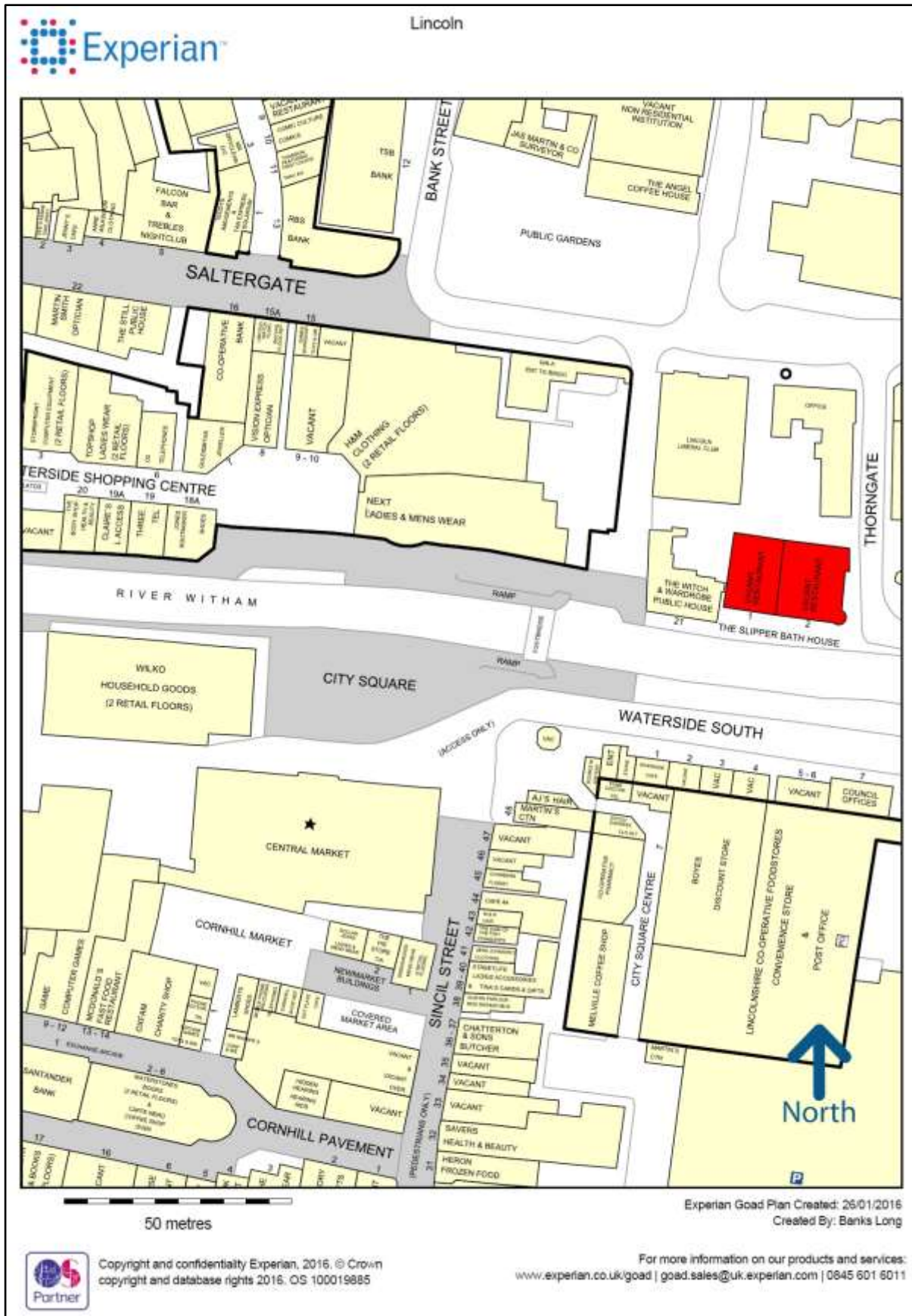
Units from 72.30 sq m (778 sq ft) to 177.50 sq m (1,910 sq ft)

THE SLIPPER BATHS 22 WATERSIDE NORTH LINCOLN LN2 5DQ



TO LET

- Adjacent to the Waterside Shopping Centre, Burger King, Next and H & M City Centre units
- Attractive waterside setting
- Units available on new leases and competitive rents



GOAD PLAN

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

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LOCATION

The units enjoy an attractive waterside setting on the City Centre leisure circuit, adjacent to the Waterside Shopping Centre, which has recently been refurbished in order to provide new units for Next and H & M. Other nearby occupiers include a Burger King restaurant, The Witch & Wardrobe and Green Dragon pubs.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire and is ranked 4th in the East Midlands Experian Centre rankings behind Nottingham, Derby and Leicester. The City has CACI ranking of 60 with an established comparison spend £231 million and a total catchment spend of £831 million. The City has a student population of around 10,000 which continues to expand annually. The City has a population of circa 100,000 and a catchment of 300,000.

PROPERTY

A modern building where the ground floor units have been subdivided into three 'white boxed' retail/restaurant units with plastered and painted walls and ceilings, with each unit benefitting from a disabled W/C.

ACCOMMODATION

Unit 1:	72.30 sq m	(778 sq ft)
Unit 2:	101.50 sq m	(1,092 sq ft)
Unit 3	177.50 sq m	(1,910 sq ft)

SERVICES

Mains services to include gas, water, drainage and electricity are available and connected to the property.

TOWN AND COUNTRY PLANNING

The property has planning permission for A1 (Retail) and A3, (Restaurant/Café) use.

The property is not Listed – but is situated within a Conservation Area.

RATES

Charging Authority:	Lincoln City Council
Description:	Restaurant and Premises
Rateable value:	Unit 1 - £9,700 Unit 2 - £13,500 Unit 3 - £23,750
UBR:	0.497
Period:	2016-2017

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The commercial units are available on new full repairing and insuring leases for a term by arrangement.

RENT

Unit 1	£12,500 per annum exclusive
Unit 2	£15,000 per annum exclusive
Unit 3	£25,000 per annum exclusive

PREMIUM

Nil Premium is payable.

RENT FREE PERIOD

The Landlords are prepared to grant a rent free period of three months.

VAT

VAT will be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

Both parties will be responsible for their own costs.

VIEWING

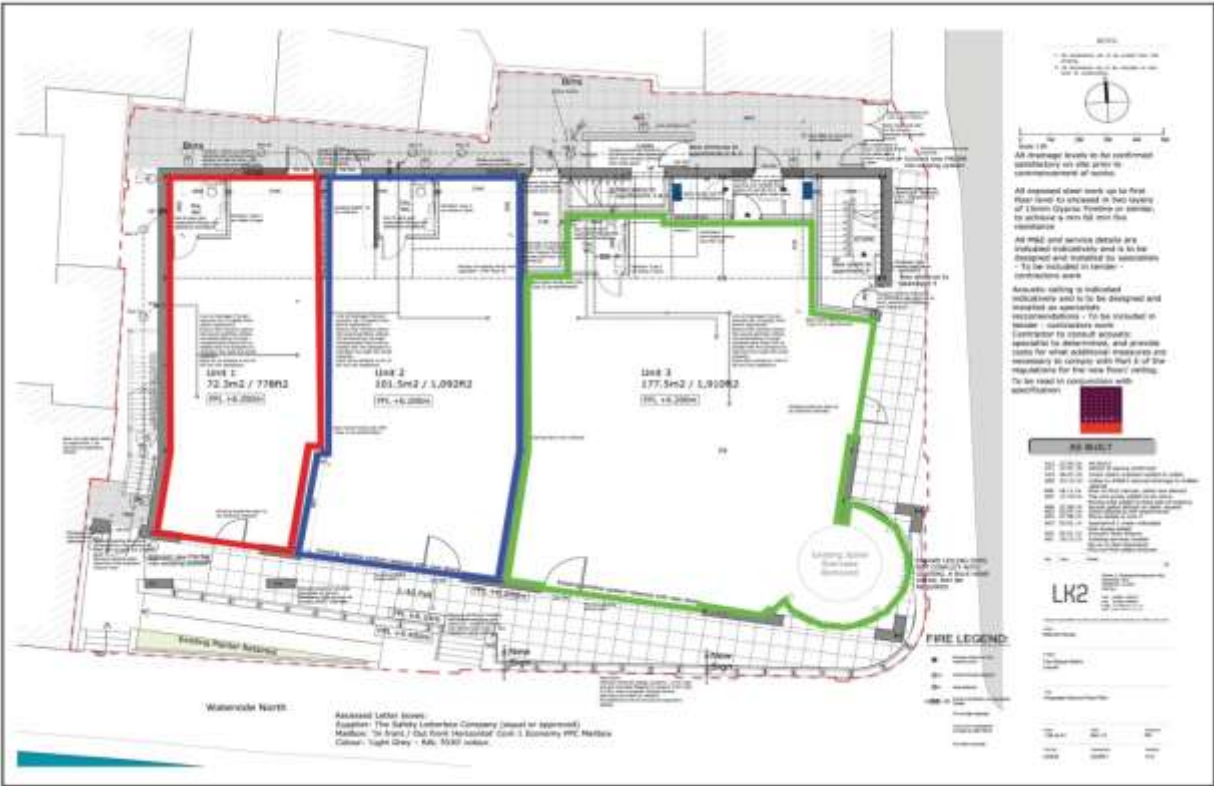
Strictly through the joint agents

Contact: James Butcher or Harriet Hatcher
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Email: james.butcher@bankslong.com
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Or

Contact Will Downing at Pygott & Crone
Tel: 01522 536777

Ref: JRB/JL/EC/1064/1/B14
(JES/A16/LS/A16/JES/B16)(LS/C16)



Not to scale



Unit 2



Unit 2



Unit 3



Unit 3